

ASBESTOS SURVEY REPORT AND REGISTER

**LAWRENCEDALE COURT
69 WORTING ROAD
BASINGSTOKE
HAMPSHIRE
RG21 8FP**



February 2005

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1.0 Contact Information

Client

Quest Ltd	Contact:	Linda Ganter
3 Pipers Croft	Telephone:	01252 614721
Church Crookham	Mobile:	
Fleet	e.mail:	
Hampshire		
GU52 6PF		

Site Address

Lawrencedale Court	Contact:	(As Above)
69 Worting Road	Telephone:	
Basingstoke	Mobile:	
Hampshire	e.mail:	
RG21 8FP		

Report Co-ordinator

Apple Environmental Ltd	Contact:	Adrian Whittle
39 Lymington Bottom	Telephone:	01420 561518
Four Marks	Mobile:	07781 627165
Alton	e.mail:	apple.environmental@virgin.net
Hampshire		
GU34 5AA		

2.0 Company Information



39 Lymington Bottom, Four Marks, Alton, Hampshire. GU34 5AA

Telephone: 01420 561518
e.mail: apple.environmental@virgin.net

www.appleenvironmental.co.uk

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3.0 Site Description and Room Listing

General Description

This is a purpose-built residential development of two separate detached two-storey blocks of eight apartments; four apartments situated on the ground floor and four situated on the first floor of each block. The buildings were constructed approximately 1988. The development has two communal entrances; one for each block, only.

The building is constructed largely from breeze-block and brick, with a predominantly brick façade. Each entrance has a timber panelled overhang. There are a number of bay windows which have a part-tiled façade. The roofs are pitched, timber framed and felted. These are tiled externally, with timber boarded soffits all round. The guttering and downpipes are plastic and the windows and doors are timber framed throughout.

Internally, each of the communal areas consists of a ground floor hallway with stairs leading to a first floor landing. The walls are of solid construction with brick finish. The floors and staircase are all of concrete construction. The ceilings consist of plasterboard directly tacked onto the roof joists. These have been finished in a decorative textured coating, and painted. There is plasterboard coving to all ceilings. Within the stair area in each block there is a light well. These similarly have plasterboard walls which have been texture-coated.

Roof voids are accessed via ceiling hatches on the first floor landings (both blocks). There were individual service cupboards and store cupboards for each apartment. These were not accessed, and therefore do not form part of this survey.

Externally the two buildings are separated by a tarmac parking area. There are also two external brick-built refuse storage areas. The remaining area has been landscaped.

The list below provides information on all areas accessed during the investigation, including information on whether there were any fibrous materials present which the surveyor perceives to be non-asbestos, and which may be confused for suspected asbestos containing materials by other personnel.

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Room Listing

KEY

Room ID No. / Room Description	Surveyed
Comments	
GF.01 - Block 1 Ground Floor Hallway	YES
Sample taken, no asbestos materials detected.	
GF.02 - Block 2 Ground Floor Hallway	YES
Sample taken, no asbestos materials detected.	
1F.01 - Block 1 First Floor Landing	YES
No samples taken, no asbestos materials detected.	
1F.02 - Block 2 First Floor Landing	YES
No samples taken, no asbestos materials detected.	
RV.01 - Block 1 Roof Void	NO
No samples taken, no asbestos materials detected.	
RV.02 - Block 2 Roof Void	NO
No samples taken, no asbestos materials detected.	
SA.01 - Block 2 Stair Area	NO
No samples taken, no asbestos materials detected.	
SA.02 - Block 1 Stair Area	NO
No samples taken, no asbestos materials detected.	
EX.01 - External Refuse Store 1	YES
No samples taken, no asbestos materials detected.	
EX.02 - External Refuse Store 2	YES
No samples taken, no asbestos material detected	
Exterior	YES
No samples taken, no asbestos materials detected.	

4.0 Survey Brief

Apple Environmental Ltd. has been commissioned to undertake a Type II Standard Sampling and Assessment Survey of the communal areas of Lawrencedale Court, 69 Worting Road, Basingstoke, to be used as part of an asbestos management document.

This survey was carried out by an asbestos survey team from Apple Environmental Ltd. on the 21st February 2005.

The purpose of this type of investigation was to locate as far as reasonably practicable, the presence and extent of any asbestos containing materials (ACMs) within the premises and assess their condition. Bulk samples from each type of suspect material found were taken and analysed to confirm asbestos type and content. Where the materials sampled were found to contain asbestos, other visually similar materials used in the same manner may have been referenced to the sampled material or presumed to contain asbestos.

In addition, the inspection also endeavours to:

- Highlight the need for urgent action to reduce the risk of exposure to respirable asbestos fibres where appropriate
- Create an awareness that other presumed asbestos materials may be present but not found which should be added to the register when identified
- Create awareness that other asbestos materials may be present but not found, which may require removal prior to refurbishment or demolition works
- Reference any fibrous materials which were considered to be non-asbestos, and which may be mistaken for suspected asbestos containing materials by other personnel.

5.0 Survey Techniques

Unless specified, the areas set out within the Room Listing (see 3.0) underwent investigation for suspect asbestos containing materials (ACMs).

Each room accessed was inspected for materials suspected to contain asbestos and representative samples were taken for confirmation. Where available, hatches or similar were removed to gain access to ceiling voids and other hidden areas. Material of a similar type was sampled representatively. All visually similar materials were assumed to be as sampled materials.

This survey inspection was carried out in accordance with Apple Environmental Ltd.'s methodology based on the current MDHS 100 'Surveying, Sampling and Assessment of Asbestos Containing Materials' published by the HSE July 2001.

The asbestos survey report states information recorded at the time of the investigation and is based purely on visual inspection.

6.0 Sample Analysis

Asbestos bulk sample analysis was carried out using polarised light microscopy and dispersion staining techniques. Dispersion staining is used to describe the colour effects produced when a particle or fibre is immersed in Cargil Fluid having a refractive index near to that of the particle or fibre when viewed under a microscope using transmitted white light. This is the accepted method of analysis, in accordance with HSE guidance publication MDHS 77 'Asbestos in Bulk Materials' (1994)

All samples have been analysed by an independent UKAS accredited laboratory. Bulk sample certification is shown in Appendix III.

7.0 Limitations of Survey

This report is based upon a non-destructive investigation of an unfamiliar site.

Whilst the surveyor made every effort to examine all materials, we cannot guarantee that all asbestos containing materials have been located. Some materials may well be hidden within the fabric of the building and may only come to light when the building is being demolished or structurally altered.

Where suspect asbestos installations are found during the survey, it is not the policy of Apple Environmental Ltd to disturb this material in any way other than to take a representative sample. Apple Environmental Ltd cannot, therefore, take responsibility for the presence of asbestos behind an identified asbestos installation.

Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except where inspection hatches were available.

Access may not have been gained to several areas of the site, for example, sealed or inaccessible/confined void or loft spaces and lift shafts.

Where asbestos containing materials have been presumed or detected, it is possible that past degradation or future deterioration may contaminate localised areas. The presence or extent of any such contamination cannot be visually identified or assessed without the use of airborne fibre monitoring and swab sampling techniques being employed, unless visible debris was present at the time of the investigation. This exercise would require a separate visit and would be subject to further cost.

Apple Environmental Ltd recommends samples to be taken of any suspect materials, which may be uncovered within areas/rooms/buildings, which were not included in this investigation.

Care was taken not to cause fibre release or contaminate clean surfaces.

Use of both asbestos and non-asbestos materials could have been made in close proximity to one another. Care must therefore be taken when disturbing areas of mixed materials and all should be treated as asbestos.

Future refurbishment and/or demolition work could disturb or damage asbestos containing materials. Such materials should be suitably treated and/or removed by a licensed asbestos removal contractor.

8.0 Specific Limitations

The following areas were not accessed during this survey:

- Store cupboards
- Service cupboards
- Individual apartments

9.0 Recommendations for Management Action

Once asbestos materials have been identified it is essential that appropriate management and remedial measures be introduced. In general, asbestos materials which are in good condition should not be disturbed. Their location should be recorded and their existence made known to staff, contractors and others who may be affected. Labelling of the materials may be appropriate. Periodic condition inspections shall be a prerequisite of any successful asbestos management plan.

Any person undertaking work within the premises should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

Under no circumstances should any work with asbestos containing materials be undertaken without first undertaking a detailed risk assessment of the work. This is a requirement of Regulation 5 of the Control of Asbestos at Works Regulations 2002. Accordingly all works must be conducted in accordance with these Regulations.

10.0 Material and Priority Assessment – Algorithms Explained

Apple Environmental Ltd. provides an in house numeric risk assessment method. This takes into account the location, asbestos type, product, extent of damage, surface treatment, position, accessibility, vulnerability and exposed population. The risk assessment concentrates on the likelihood of fibre release from asbestos-based materials into the respiratory zone of persons at risk. This is the most important factor in assessing the likelihood of that person being exposed to fibre concentrations injurious to their health.

To achieve some form of standardisation of recommended action (as this will vary according to the situation) the assessment is based upon a numerical rating given to the listed parameters below. The sum of the scores from each of the parameters results in a number that falls into one of four possible categories. The higher the number the higher the risk.

The system is based on the method as described in MDHS 100 'Surveying, Sampling and Assessment of Asbestos Containing Materials' (July 2001).

Where no sampling has been undertaken, for the purpose of using the algorithm the presumption is that all presumed materials contain amosite.

The table below shows the parameters used and examples of scores allocated.

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Sample Parameter	Example	Score
Asbestos Type	• Chrysotile	1
	• Amosite	2
	• Crocidolite	3
Asbestos Concentration	• Trace	0
	• Low	1
	• Medium	2
	• High	3
Product	• Bonded	1
	• Board and textured coatings	2
	• Fibrous textiles and lagging	3
Condition	• Good	0
	• Slight Damage	1
	• Moderate Damage	2
	• Extensive Damage	3
Surface Treatment	• Totally enclosed	0
	• Composite	1
	• Painted or partially encapsulated or sealed	2
	• Unsealed, untreated	3
Activity Within Area	• Rare use (or material <u>totally</u> enclosed)	0
	• Low use	1
	• Periodic use	2
	• High use	3
Location of Material	• Outdoors (or internal <u>totally</u> enclosed)	0
	• Rooms > 100m ²	1
	• Rooms < 100m ²	2
	• Confined Spaces	3
Amount of Material	• Small Amounts (or material <u>totally</u> enclosed)	0
	• >1m ² or 1m linear	1
	• 5 -50m ² or 5 -50m linear	2
	• >50m ² or >50m linear	3
Accessibility of Material	• Usually inaccessible	0
	• Occasionally disturbed	1
	• Easily disturbed	2
	• Routinely disturbed	3
No. of Room Occupants	• None (or material <u>totally</u> enclosed)	0
	• 1 – 3	1
	• 4 – 10	2
	• >10	3
Average Room Time Use	• < 1 hour (or material <u>totally</u> enclosed)	0
	• 1 – 3 hours	1
	• 4 – 6 hours	2
	• >6 hours	3
Material Vulnerability	• Minor disturbance	0
	• Low disturbance	1
	• Medium disturbance	2
	• High disturbance	3

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Material Assessment Risk Rating

Risk Score 27 - 36

High Risk Material

The potential hazard arising from this category warrants immediate remedial action. Plans should be made for the removal of the asbestos. If delay of removal is likely the asbestos should be sealed and / or the area sealed off and entry to specified area denied.

Risk score 18 – 26

Medium Risk Material

This category indicates that deterioration in any of the risk analysis parameters may result in fibre release. Therefore all asbestos, within this category, should be assessed for removal. The condition of the asbestos should be monitored on a regular basis. Asbestos warning labels should also be affixed to the material to prevent any accidental damage. Access should be restricted, and in some cases should be prevented.

Risk score 9 – 17

Low Risk Material

This category indicates the requirement for regular condition checks; although the current risk is low, this risk may alter should any of the risk analysis parameters change. It is therefore recommended that the material is checked at 6 or 12-monthly intervals. Where changes in the parameters occur the material should be re-prioritised. Asbestos warning labels should also be affixed to the material to prevent any accidental damage. Access should be managed.

Risk score 0 - 8

Minor Risk Material This category indicates low priority. Condition checks should be made on an annual basis. Where changes in the parameters occur the material should be re-prioritised. Asbestos warning labels should also be affixed to the material to prevent any accidental damage. Access should be managed.

11.0 Summary of Asbestos Containing Materials

None.

ASBESTOS SAMPLE SHEET

Block 1 GF.01 Ground Floor Hallway

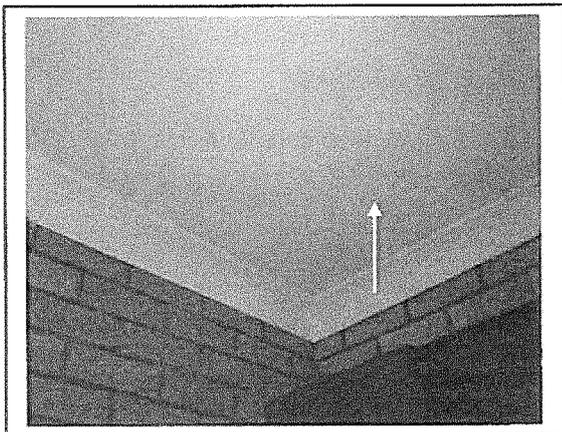
General Information

Sample Information

Survey Date:	21.02.2005	Material ID No:	S.01
Survey Type:	Type II	Material Location	Ceiling
Surveyor(s):	A Whittle	Sampled/Presumed/Visual:	Sampled

Register Parameter Summary

Asbestos Type:	None detected	Fibre Content:	N/A
Product:	Textured coating	Condition:	N/A
Approx. Amount:	8m ²	Surface Treatment	N/A
Accessibility:	N/A	Exposed Population:	N/A
Position:	Internal	Disturbance Potential	N/A
Risk rating (Score):	N/A		



Additional Information

Located to ceiling throughout area.

Similar textured coating located to ceilings in the following areas within Block 1:

SA.01 and 1F.01

Total amount approx. 28m².

No asbestos detected in sample.

Remedial/Management Action

Action required:	None
Action due date:	N/A

ASBESTOS SAMPLE SHEET

Block 2 GF.02 Ground Floor Hallway

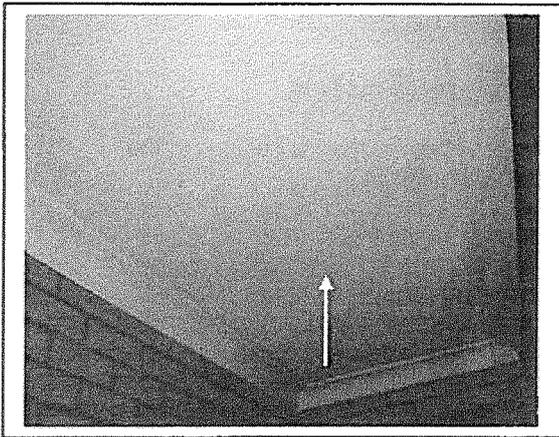
General Information

Sample Information

Survey Date:	21.02.2005	Material ID No:	S.02
Survey Type:	Type II	Material Location	Ceiling
Surveyor(s):	A Whittle	Sampled/Presumed/ Visual:	Sampled

Register Parameter Summary

Asbestos Type:	None detected	Fibre Content:	N/A
Product:	Textured coating	Condition:	N/A
Approx. Amount:	8m ²	Surface Treatment	N/A
Accessibility:	N/A	Exposed Population:	N/A
Position:	Internal	Disturbance Potential	N/A
Risk rating (Score):	N/A		



Additional Information

Located to ceiling throughout area.

Similar textured coating located to ceilings in the following areas within Block 2:

SA.02 and 1F.02

Total amount approx. 28m².

No asbestos detected in sample.

Remedial/Management Action

Action required:	None
Action due date:	N/A

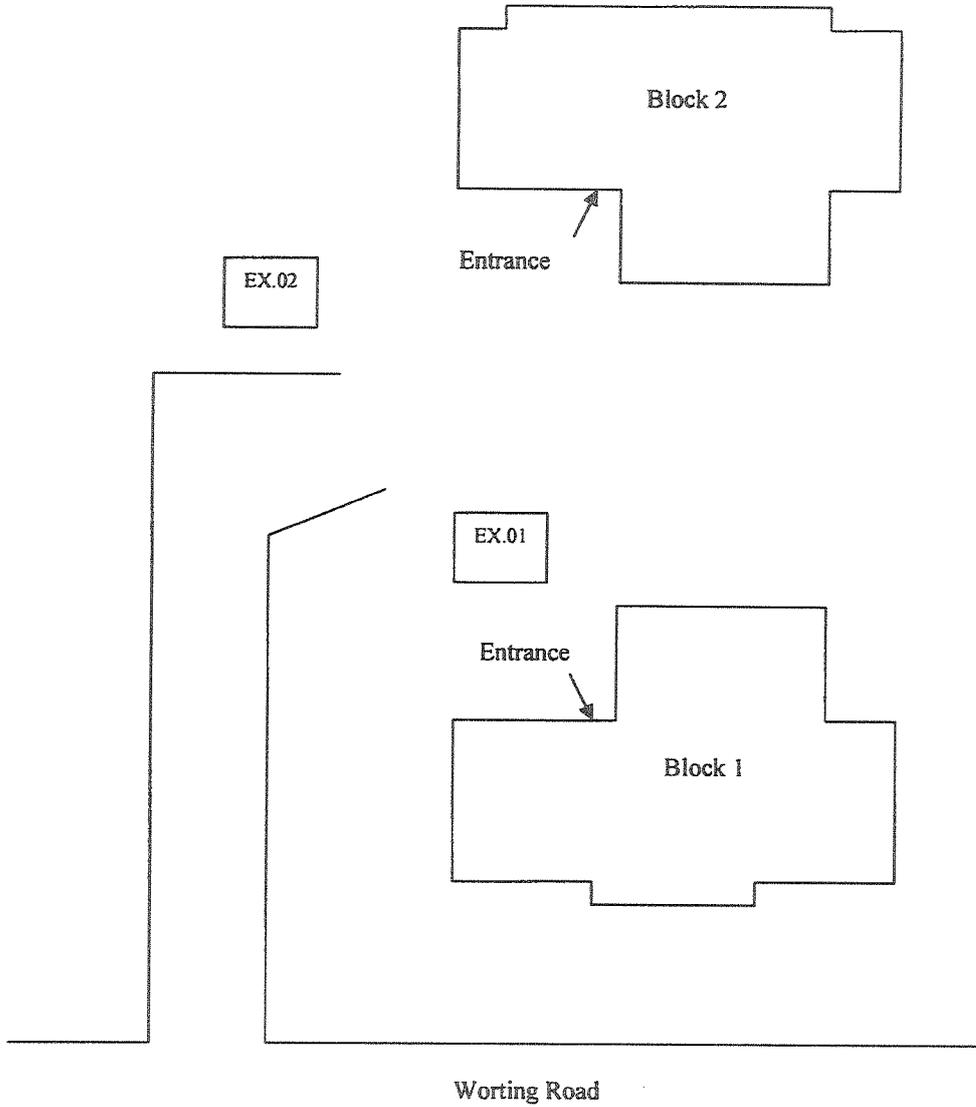
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APPENDIX II

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SITE PLAN.
(Not to scale)

Key: EX.01 Block 1 Refuse Area, EX.02 Block 2 Refuse Area.



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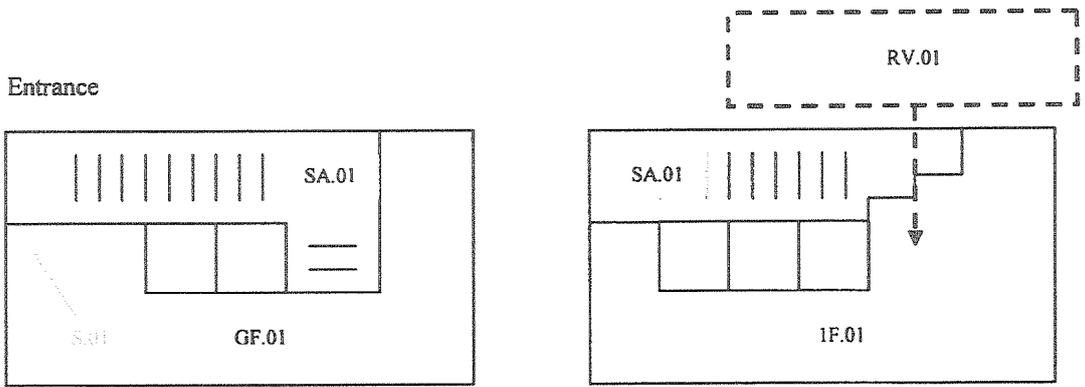
FLOOR PLAN.

(Not to scale)

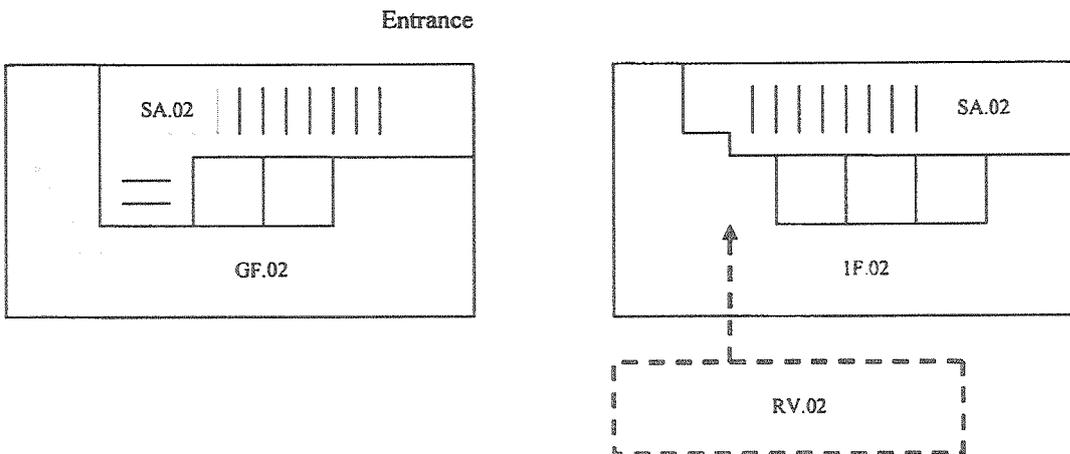
Ground Floor

Key: GF.01 Block 1 Hallway, GF.02 Block 2 Hallway, 1F.01 Block 1 Landing, 1F.02 Block 2 Landing, SA.01 Block 1 Stair Area, SA.02 Block 2 Stair Area, RV.01 Block 1 Roof Void, RV.02 Block 2 Roof Void.

SRP's - approximate sample material locations



Block 1



Block 2

APPENDIX III

APPENDIX IV

ASBESTOS REGISTER

This Register details all materials found during the asbestos survey carried out during February 2005 and is to be used as a management document to be updated following any removal works and/or annual material condition checks.

Each material identified has been listed within the document by its unique sample reference number, stating material description, asbestos type and concentration, approximate amount, exposure potential, disturbance potential, risk rating, and recommended action. The action recommended has also been given a completion date, and this should be adhered to as far as is reasonably practicable.

The risk ratings given in this report are High, Medium, Low, and Minor. Note the following:

- HIGH risk material.
Depending on the action taken, this should be downgraded to either a MEDIUM or LOW risk material, or be registered as having been removed.
- All materials which have been classified as; MEDIUM or LOW risk material should be inspected to assess any changes in integrity and/or changes in use/structural alterations, by the date specified.
- All materials actioned to be INSPECTED, should (as a minimum) have an annual condition check to assess any changes in integrity and/or changes in use/structural alterations.

Note:

PRESUMED and VISUALLY identified materials include:

- Any material that could not be sampled due to the material being inaccessible
- Any material that could not be sampled as the act of sampling could adversely affect the material

All presumed materials are presumed to contain an asbestos material. Where possible the material is presumed to contain the same asbestos materials as other visually similar, but sampled materials. In all other cases the presumed asbestos material is Amosite as this has the stricter control/exposure limits. All such materials will remain 'presumed' until such time as a sample is taken and analysed or the room/item presumed to contain a form of asbestos material is reinvestigated.

LAWRENCEDALE COURT

ASBESTOS REGISTER FOR LAWRENCEDALE COURT, 69 WORTING ROAD, BASINGSTOKE, HAMPSHIRE RG21 8FP

ROOM:	MATERIAL REF. NO.	MATERIAL DESCRIPTION	ASBESTOS TYPE	CONCENTRATION	PRODUCT	CONDITION	SURFACE TREATMENT	OCCUPANT ACTIVITY	MATERIAL LOCATION	QUANTITY	ACCESSIBILITY	ROOM OCCUPANCY	POTENTIAL EXPOSURE TIME	MATERIAL VULNERABILITY	RISK SCORE	RECOMMENDED ACTION and DATE
Room GF.01 Ground Floor Entrance Hall Block 1	S.01	Textured coating	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	NONE
Room GF.02 Ground Floor Entrance Hall Block 2	S.02	Textured coating	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	NONE
Room 1F.01 First Floor Landing Block 1	As S.01	Textured coating	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	NONE
Room 1F.02 First Floor Landing Block 2	As S.02	Textured coating	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	NONE
SA.01 Stair Area Block 1	As S.01	Textured coating	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	NONE
SA.02 Stair Area Block 2	As S.02	Textured coating	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	NONE
RV.01 Roof Void Block 1	NAD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	NONE

ROOM	MATERIAL REF. NO.	MATERIAL DESCRIPTION	ASBESTOS TYPE	CONCENTRATION	PRODUCT	CONDITION	SURFACE TREATMENT	OCCUPANT ACTIVITY	MATERIAL LOCATION	QUANTITY	ACCESSIBILITY	ROOM OCCUPANCY	POTENTIAL EXPOSURE TIME	MATERIAL VULNERABILITY	RISK SCORE	RECOMMENDED ACTION and DATE								
RV.02 Roof Void Block 2	NAD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	NONE								
EX.01 Refuse Area	NAD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	NONE								
EX.02 Refuse Area	NAD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	NONE								
EXTERIOR - Block 1	NAD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	NONE								
EXTERIOR - Block 2	NAD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	NONE								
KEY	S (prefix) Sampled	0	Non- asbestos	0	Traces	0	Good	0	Totally Enclosed	0	Rare Use	0	Outdoors	0	Small Amounts	0	Usually Inaccessible	0	< 1 Hour	0	None	0	0 - 8 Minor Risk	
	P (prefix) Presumed	1	Chrysotile	1	Low	1	Slight Damage	1	Composite or Encapsulated	1	Low Use	1	Rooms >100m ²	1	>1m or 1m ²	1	Occasionally Disturbed	1	1 - 3 Hours	1	1 - 3	1	Low Risk	9 - 17 Low Risk
	V (prefix) Visually Identified	2	Amosite	2	Medium	2	Moderate Damage	2	Sealed, painted or Part Encapsulated	2	Periodic Use	2	Rooms <100m ²	2	>5m-50m or 5m ² - 50m ²	2	Easily Disturbed	2	4 - 6 Hours	2	4 - 10	2	Medium Risk	18 - 26 Medium Risk
	NAD No Asbestos Detected	3	Crocidolite	3	High	3	Extensive Damage	3	Unsealed, Untreated	3	High Use	3	Confined Spaces	3	>50m or >50m ²	3	Routinely Disturbed	3	> 6 Hours	3	> 10	3	High	27 - 36 High Risk

